

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



202944

RO#830

Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335

May 2, 1996
StID # 572

Mr. George Loustari
Ryder Commercial Leasing
3400 West Highway 13
Burnsville, MN 55337

**Re: Closure of Monitoring Wells at 8001 Oakport St., Oakland
CA 94621**

Dear Mr. Loustari:

This is to inform you that our office has received concurrence on the recommendation for site closure for the above referenced site. Prior to issuance of the Remedial Action Completion Certificate (RACC) we must receive documentation of the proper closure of the monitoring wells at the site. As an alternative, the RP may also provide a written statement indicating what type of regular inspection and safety precautions will be taken to insure the integrity of the existing wells.

Please notify me of your intentions in regards to the wells so I may facilitate site closure.

You may reach me at (510) 567-6765 should you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: Ms. F. Maroni, Hydro Environmental Technology, Inc., 2363
Mariner Square Drive, Suite 243, Alameda 94501
G. Coleman, files

MWcl8001

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



702944

R0830

RAFAT A. SHAHID, DIRECTOR

June 7, 1995
StID # ~~572~~

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

Mr. George Luostari
Ryder Truck Rental, Inc.
3400 West Highway 13
Burnsville, MN 55337

**Re: Comment on June 2, 1995 Workplan for Ryder Truck Rental
Facility, 8001 Oakport St., Oakland CA 94621**

Dear Mr. Luostari:

Our office has received the above referenced work plan as prepared by your consultant, Hydro Environmental Technologies, Inc. (HETI). Recall, this work plan calls for a number of tasks associated with the removal of the four existing underground petroleum tanks at this site. After the tanks are removed, three monitoring wells may be destroyed due to the proximity of the excavation, a significant amount of groundwater will be removed and confirmatory soil sampling will be performed after field screening. Piping may be installed at this time to facilitate groundwater extraction if necessary.

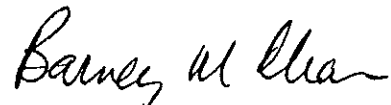
I have discussed this site with Ms. Frances Maroni of HETI so the work plan has already been accepted in concept. This letter serves to comment on the specifics of the work plan. Our office has the following comments/requirements:

1. The tank removals are scheduled for 10:00am on June 14, 1995. Please notify me if there are any changes in this schedule.
2. The proposed excavation to less than 100 ppm gasoline and diesel is acceptable. Please also note that our office would also recommend the removal of volatile organics (BTEX) to less than 1 ppm total cumulative concentration in soil.
3. The proposal states that confirmatory sidewall samples will be taken at a rate of one per every 50 linear feet based on an excavation depth of 5-6'. Since our office would like to see one sample take per every 200 square feet, we would like to see at a minimum one sample taken for every 40 linear feet. Please notify our office prior to confirmatory sampling so I may arrange to be present if possible.
4. The proposal gives an August 15, 1995 date for the submittal of the tank excavation report. I assume this report will include all the above activities along with the usual contents of a tank closure report. Please let me know if this is the case or if there will be two separate reports.

Mr. George Luostari
StID # ~~572~~
8001 Oakport St.
June 7, 1995
Page 2.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

- cc: Ms. Frances Maroni, HETI, 2363 Mariner Square Drive, Suite
243, Alameda, CA 94501
- R. Henderson, American Construction and Env. Services, 567
Exchange Ct., Livermore CA 94550
- M. Ling Tung, files

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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



202944

R0830

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

February 10, 1994

Mr. Ivan Gonzalez
Ryder System, Inc.
11200 Hempstead Highway
Houston, TX 77092

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

**Re: Comment on January 20, 1994 Quarterly Monitoring Report for
Ryder Truck Rental Facility, 8001 Oakport Rd., Oakland 94621**

Dear Mr. Gonzalez:

Our office has received and reviewed the above referenced report as provided by your consultant, Hydro-Environmental Technologies, Inc., HETI. Our office has also spoken with Mr. Scott Kellstedt of HETI regarding their recommendation for the modification of groundwater sampling and monitoring for this site. I would like to address each recommended item along with summarizing my discussion with Mr. Kellstedt.

We discussed the future monitoring and eventual recommendation for site closure. There are currently no immediate plans to perform any active remediation at this site. Given the historic groundwater data, long term monitoring may be all that's required for closure if this site is eligible for "Alternative Points of Compliance", (APC). APC acknowledges that complete soil and groundwater cleanup is often not cost effective nor feasible. Low levels of contamination may be left in place as long as environmental and human health are not jeopardized. I stressed that any changes in monitoring for this site should be consistent with the requirements of APC. Current information at this site would support the claim that the conditions of APC have been met.

In regards to the specific recommendations of HETI, our office has the following comments/requirements:

1. Our office agrees with the recommendation to monitor wells, MW1, MW3, MW5 and MW6 on an annual basis while continuing to monitor the other wells quarterly.
2. Our office agrees with the request to eliminate the parameters, TPHg and BTEX for monitoring wells MW1, MW6 and MW9. We also agree that you may go back to quarterly gauging of the well depths as opposed to monthly. These conditions are based on the current data existing for this site and may change if any additional information is provided such as tank removal data or increasing trends of contaminant concentration.

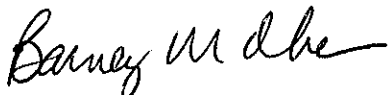
Mr. Ivan Gonzalez
StID # 572
8001 Oakport Rd.
February 10, 1994
Page 2.

Our office also requests the following information:

- a. Please provide a copy of the May 31, 1991 Weston report, referenced in this and other reports.
- b. Please provide the calculated gradient maps corresponding to the monthly groundwater elevation readings given in this report. You are encouraged to familiarize yourself with the elements of APC to verify that its conditions continue to be met.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: S. Kellstedt, HETI, 2363 Mariner Square Drive, Suite 243,
Alameda, CA 94501

E. Howell, files

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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



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RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

January 6, 1993
STID # ~~572~~

Mr. Ivan Gonzalez
Ryder Truck Rental Inc.
11200 Hempstead Highway
Houston, TX 77092

Re: **Status of Subsurface Investigation at Ryder Truck Rental,
8001 Oakport Blvd., Oakland CA 94621**

Dear Mr. Gonzalez:

Our office has reviewed the July 16, 1992 and November 19, 1992 reports detailing the used oil tank removal and monitoring wells, MW-1 through MW-6; installations and the aquifer test and installation of monitoring wells MW-7 through MW-9. Our office has the following observations regarding the assertions and recommendations given in these reports:

1. It appears that the soil contamination has not spread beyond the perimeter of the underground tank complex. The only significant soil contamination found was in the area of MW-1 and MW-3. The monitoring wells and boring advanced were intended to confirm the results of an earlier Weston report. It appears this was done except in the area of SB-3, near Tank #3. No additional boring was advanced in this area.

No soil boring samples were analyzed in monitoring wells 7 through 9 since it was assumed that soil delineation had been determined previously. Given the soil contamination found in the 5 foot soil boring from MW-3 and the motor oil found in SB-3 (Weston report), there appears to be potential soil contamination near MW-7.

2. Groundwater contamination also appears to be localized around the tank complex. The low concentration of TPHd found in groundwater from MW-7 is apparently moving towards the tanks then forming a trough between MW-7 and MW-5 and moving towards offsite.

3. The perimeter wells are being used to determine the extent of groundwater contamination and can also detect potential offsite contamination migrating onto the site. Thus, sampling of these wells is important as well as sampling of the wells immediately surrounding the tanks. You will therefore be required to continue quarterly monitoring of all wells and analyze for TPHg, TPHd and BTEX. Analysis for soluble metals may be discontinued.

Mr. Ivan Gonzalez
STID #572
8001 Oakport Rd.
January 6, 1992
Page 2.

3. When four consecutive quarters of non-detectable concentrations are observed, changes in monitoring frequency will be considered. In addition, because of the complex gradient observed on this site, you should perform monthly groundwater elevation readings and include the calculated gradient for all four monthly events in all subsequent quarterly monitoring reports.

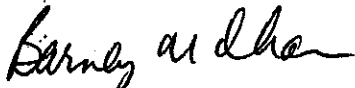
4. Our office agrees that further groundwater investigation is necessary to determine what remediation actions should be performed. Your Remediation Work Plan (RWP) should evaluate alternate remedial techniques besides groundwater extraction.

Please provide written comment to above concerns to our office within 30 days of receipt of this letter.

The November 19, 1992 cover letter states that Ryder anticipates removal of the underground tanks in Spring of 1993. As a reminder, when this occurs please submit the appropriate tank closure forms to the Local Oversight Program (LOP) section of our office, to the attention of the undersigned.

You may contact me at (510) 271-4530 should you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
R. Hiett, RWQCB
B. Gwinn, Hydro Environmental Technologies, Inc., 2363 Mariner
Square Drive, Suite 243, Alameda, CA 94501
E. Howell, files

2-8001

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



702944

R0830

RAFAT A. SHAHID, Assistant Agency Director

February 28, 1992

Mr. Ivan Gonzalez
Ryder Truck Rental, Inc.
11200 Hempstead Highway
Houston, TX 77092

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

Re: Work Plan for Ryder Truck Rental, 8001 Oakport, Oakland,
CA, 94621

Dear Mr. Gonzalez:

Our office has received and reviewed the work plan for subsurface investigation at the above site submitted by your consultant, Hydro Environmental Technologies, Inc. (HETI). The information from Roy F. Weston and the results from the recent underground tank removal has been used to determine the location of borings and monitoring wells.

The location of the proposed borings and monitoring wells are acceptable and work should proceed as soon as possible. As mentioned by HETI, additional borings or wells may be required depending on ground water gradient verification. Additionally, any other detected constituents ie metals or solvents, found in the samples taken from the waste oil tank removal, must also be analyzed.

Please be advised that due to the results of the borings performed by Weston and the observations from the recent waste oil tank removal, this site is considered to have experienced an unauthorized fuel release. Please complete or have your consultant complete the enclosed Unauthorized Release (Leak) Report form and return to our office within fifteen (15) days of receipt of this letter.

You should also send copies of all reports, analytical results, work plans etc. to Mr. Eddy So, of the Regional Water Quality Control Board (RWQCB). Their address is 2101 Webster St., 4th Floor, Oakland CA 94612. You may contact me at (510) 271-4320, should you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Barney M. Chan".

Barney M. Chan, Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
E. So, RWQCB
B. Gwinn, M. Niebanck, HETI 8001 Oakport



DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

August 6, 1991

Mr. Leonard Clayton
Ryder Truck Rental, Inc.
8001 Oakport Street
Oakland, CA 94621

Dear Mr. Clayton:

Our office is in receipt of the precision test performed by Accutite for Ryder Truck Rental, 8001 Oakport Street. These tests indicate that the waste oil tank did not pass the annual tank tightness test. In addition, our office has received the underground storage tank unauthorized release report that you completed. Both you and Mr. Spiess have requested that I send you some information regarding how to proceed with the investigation and reporting information, etc.

As I understand it, the used-oil tank is currently not in use. All contents of the tank should be removed from the tank until the leak has been identified, and another storage alternative should be used in the interim. Above-ground storage must have secondary containment, and be labelled "used oil." The next item is to locate the source of the leak, and then investigate the extent of the associated contamination. Ryder needs to submit a workplan to our office that describes how these steps will be performed.

For your information, whenever there has been a failed tank test, or some other activity that indicates possible subsurface contamination, the responsible party must complete an unauthorized release report. The unauthorized release report will be sent to the San Francisco Bay Regional Water Quality Control Board (RWQCB). It will be entered into the RWQCB's data base and is considered a contaminated site until closure requirements have been met. In general, to remove a site from the RWQCB data base, the responsible party must demonstrate that any soil contamination has been identified and remediated and that groundwater has not been impacted. If groundwater has been impacted, then the responsible party needs to determine the extent, and evaluate and implement appropriate remediation measures. Most all sites in the Oakland area that have underground storage tanks are required to conduct a soil/groundwater investigation at the time of replacement/removal because there is associated soil contamination and groundwater is less than 50 feet below ground surface.

Ryder Truck Rental, Inc.
August 6, 1991
Page 2

The workplan is based on what is currently known at the site, and can be modified during the actual investigation. Items to include in the workplan would be what will be done with any excavated soil, what activities are anticipated to investigate the leak, what type of sampling analyses and protocol are to be used, and any other activities that may be performed. Our office will review the workplan and require any modifications if necessary.

If it's determined that the tank and/or piping need to be replaced, then Ryder needs to contact our office and complete the appropriate permitting applications. If it's determined that the tank will no longer be used, then it must be removed.

Following the investigation activities, a report is to be sent to our office that describes what was done. We will review the report to determine if additional activities are required.

Copies of all workplans, analyses, reports, etc., are to be sent to the RWQCB, to the attention of Lester Feldman. The address is:

Lester Feldman
RWQCB
2101 Webster Street, Suite 500
Oakland, CA 94612

A deposit/refund is required to cover our oversight costs. The workplan should be submitted with a check for \$670.00, payable to Alameda County.

If you have any questions, feel free to call me at 415/271-4320.

Sincerely,



Cynthia Chapman
Hazardous Materials Specialist

cc: Mr. Lester Feldman
Mr. Jim Spiess

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



202944

R0830

September 19, 1990

Jerry Mathia
Ryder Truck Rental
8001 Oakport St.
Oakland, CA 94621

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

Re: Waste Minimization Assessment

Dear Jerry Mathia:

Your business has been selected to receive a hazardous waste minimization assessment. As you are probably aware, hazardous waste reduction has become a statewide, if not a national, issue. To address this issue at a county level, Alameda County is establishing its own Hazardous Waste Minimization Program and is planning to conduct waste minimization assessments for all hazardous waste generating facilities in the County.

We have chosen businesses in the auto repair industry to receive the first round of waste minimization assessments. It is our hope that these assessments will assist participating businesses in minimizing their hazardous wastes - and will give us further information on the best way to structure our minimization program.

One of our Hazardous Materials Specialists will be contacting you during the week of September 24 to arrange a meeting with you for an assessment of your business. During this meeting and assessment, the Specialist will work with you in examining your business's hazardous waste generating practices. The Specialist will then provide you with materials on waste reduction technology and assist you in setting up appropriate hazardous waste minimization practices.

We look forward to working with you in reducing the amount of hazardous waste your business generates. Of course, your comments and suggestions are encouraged; we need your input in order to best serve you! Please direct any comments and questions to Katherine Chesick at 415/271-4320.

Sincerely,

Edgar B. Howell, Chief,
Alameda County Hazardous Materials Division

EBH:kac

cc: Fire Department
Files

ALAMEDA COUNTY
HEALTH CARE SERVICE



AGENCY

DAVID J. KEARS, Agency Director

R02944

R0830

~~January 8,~~ 1990

February

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

Mr. Pat McShane
Diablo Tank and Equipment
4030 #5 Pacheco Blvd.
Martinez, CA 94553

Dear Mr. McShane:

This office has reviewed the application for the piping modification at ~~Ryder Truck Rental, 8001 Oakport Street, Oakland.~~ Because the date of the tank installation was before 1984, secondary containment of the proposed pipeline extension is not required. However, there are items that need to be addressed before a permit is issued. These are detailed below:

- 1) Submit a plot plan, to scale that shows the present piping run from the tanks to the present island, and the proposed piping and dispensers. The existing plot plan does not provide an adequate description of the proposed additions.
- 2) Submit a copy of the latest tank tightness test results. As part of the installation process and on going monitoring requirements for underground storage tanks Ryder must demonstrate that the tanks are tight.
- 3) Provide information on the type of line leak detectors to be installed on the turbine pumps. The leak detection device is to be installed with a tamper proof device.
- 4) Each tank is to be retrofitted with 5 gallon overspill protection.
- 5) All piping is being inspected by an Alameda County Hazardous Material Inspector upon installation.

If you have any questions, please call Cynthia Chapman at 415/273-4320.

Sincerely,

Ed Howell, Acting Chief
Hazardous Materials Division

CC:tlh

cc: **Files**